

URBAN | ACRES

MOUNT WAVERLEY



INFORMATION MEMORANDUM
INDUSTRIAL



WELCOME TO URBAN ACRES



ARTIST IMPRESSION

Overview

Welcome to Urban Acres — the suburban business park reimagined. We're at the demographic centre of Melbourne, in the largest employment hub outside the CBD.

It's a premium last mile location, surrounded by residential Melbourne. Click your fingers and you're at the Monash Freeway ready to go wherever you need.

URBAN ACRES

MOUNT WAVERLEY

MELBOURNE CBD

MONASH FREEWAY

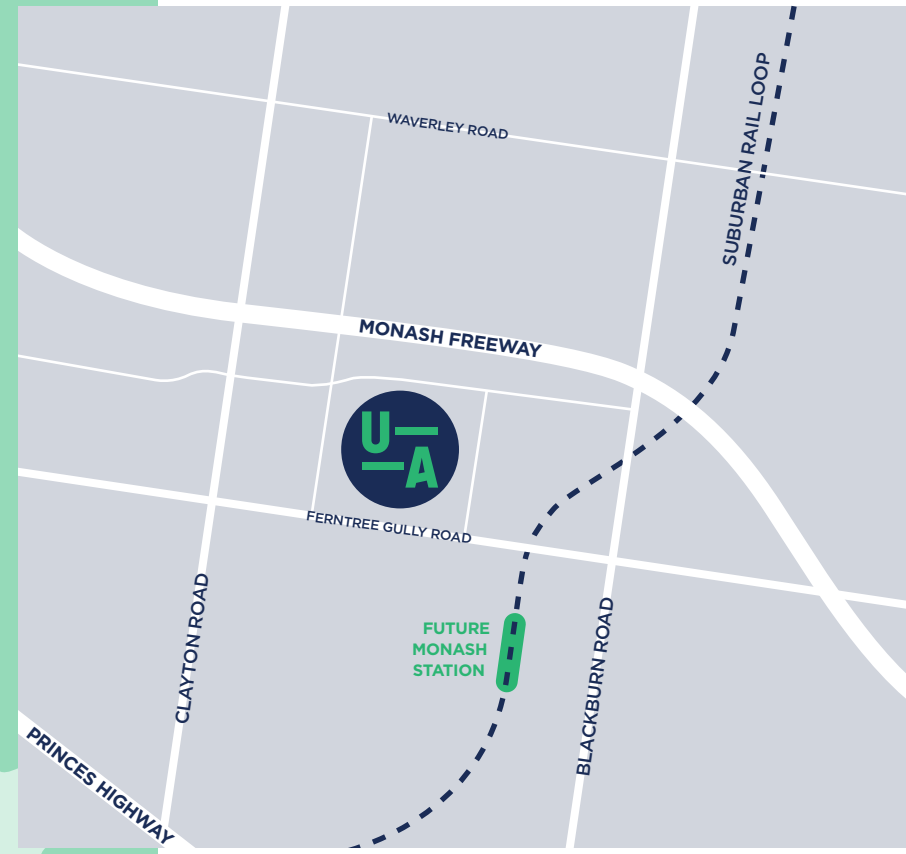
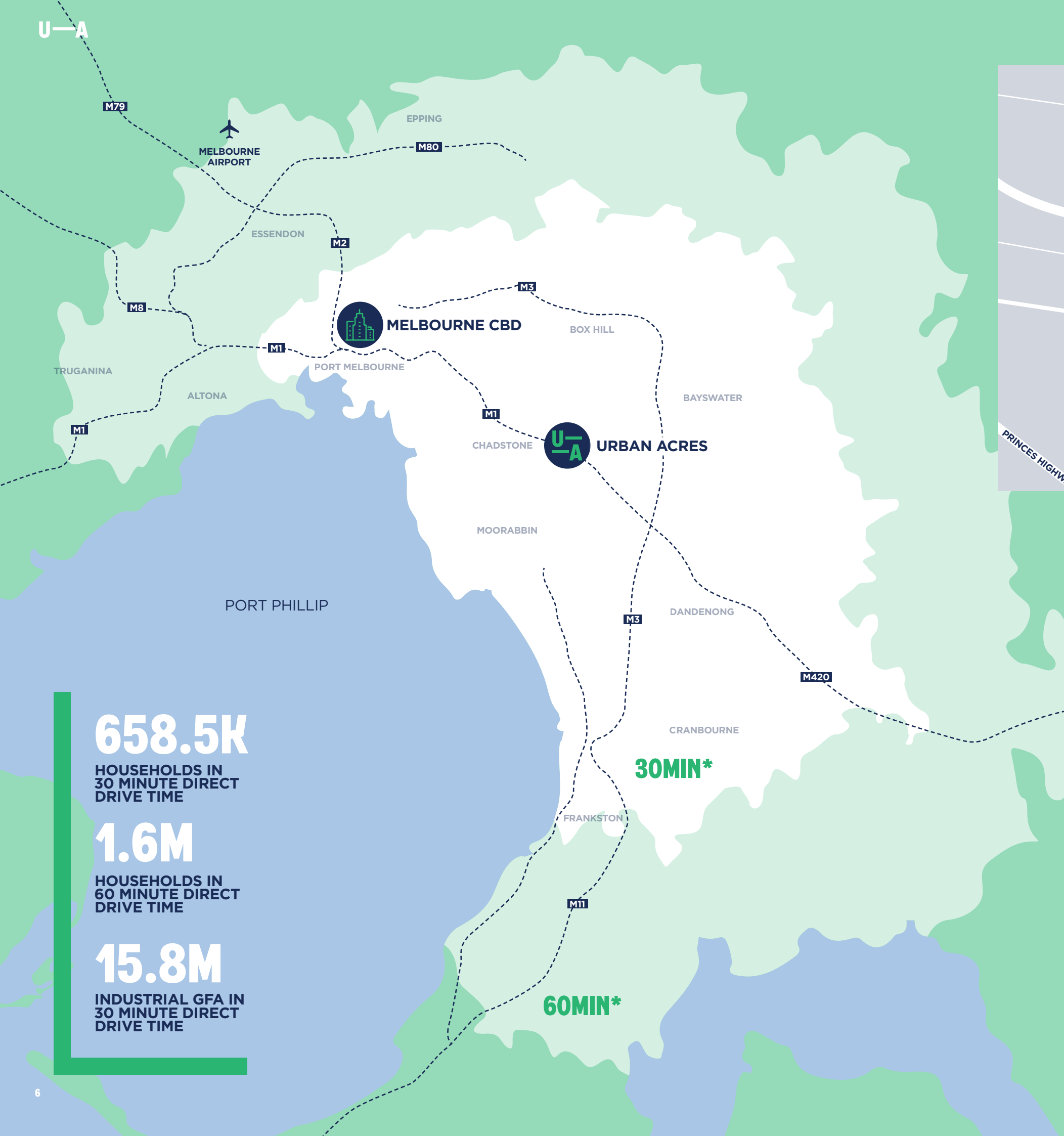
BOX HILL

FORSTER ROAD

FUTURE DEVELOPMENT

FERNTREE GULLY ROAD

GILBY ROAD



658.5K

HOUSEHOLDS IN 30 MINUTE DIRECT DRIVE TIME

1.6M

HOUSEHOLDS IN 60 MINUTE DIRECT DRIVE TIME

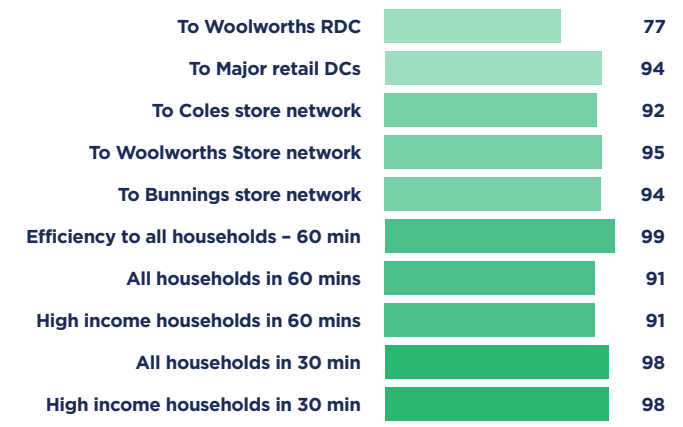
15.8M

INDUSTRIAL GFA IN 30 MINUTE DIRECT DRIVE TIME

LOCATION SCORECARD

OUT OF 100

Urban Acres is perfectly located in close proximity to national distribution centres and store networks



Source: SA1 Property

**THIS IS
NOT A
BUSINESS
PARK**

**IT'S A
COMMUNITY
OF
COMPANIES**



URBAN ACRES OFFERS AN EXPERIENCE THAT IS BUILT ON CONNECTION, COMMUNITY AND CONVENIENCE. IT WILL INSPIRE YOUR EMPLOYEES AND EXCITE YOUR CLIENTS.



20 hectare workplace lifestyle precinct in an established commercial hub



On-site shared amenity, curated experiences and community activities



A green wellness precinct with over 400+ established native trees and landscaped walkways



The demographic centre of Melbourne. Easily accessed by over 5 million people



Future improved dining options, from fresh grab and go to Urban Acres inspired cafe/restaurant



Parking onsite for over 2,700 cars, including secure multi-deck car park



Established, national childcare operator onsite offering high quality care with 84 spaces



400 metres from the M1 Monash Freeway, Melbourne's most connected highway

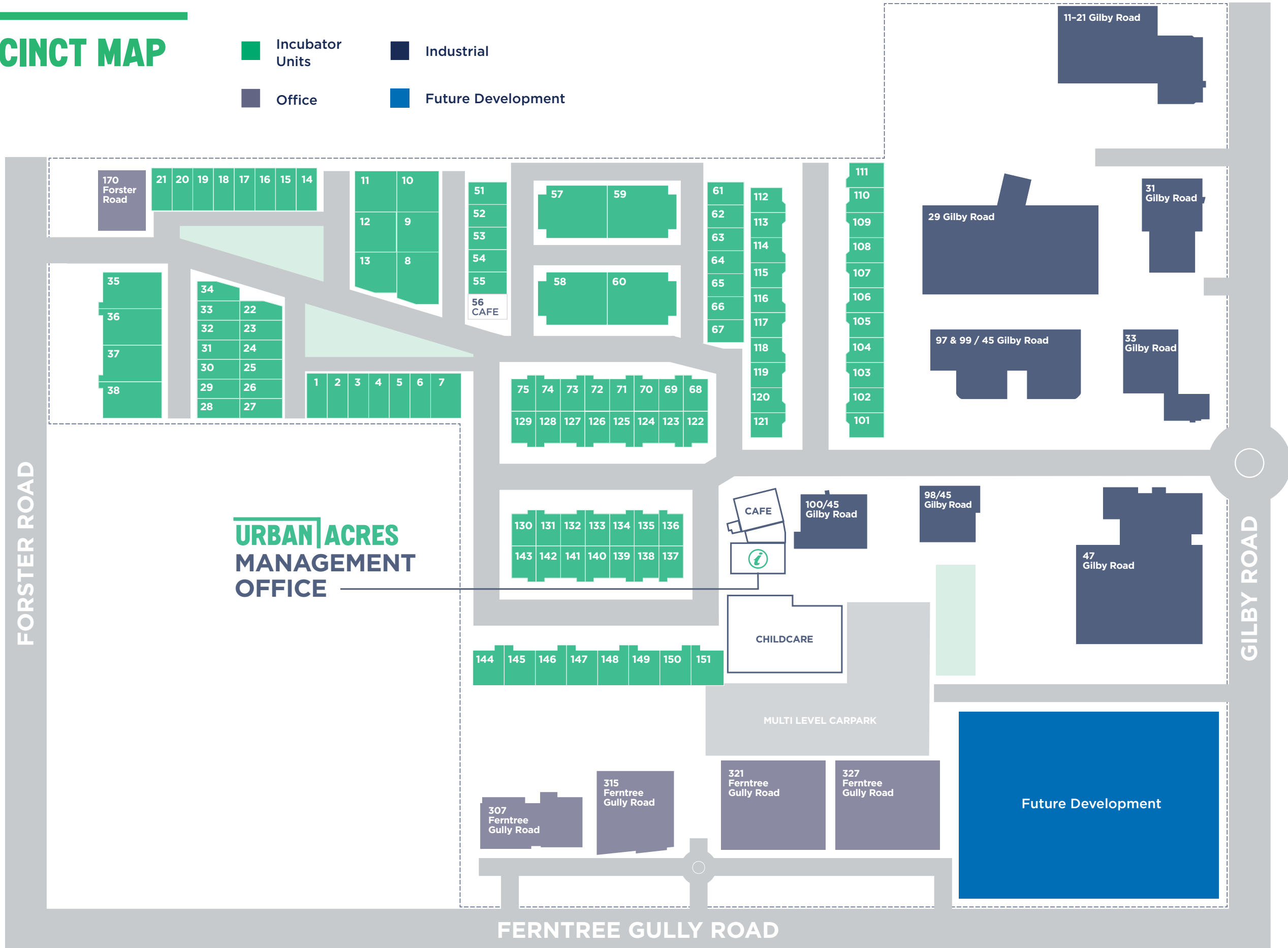


Premium last minute logistics location, access 85% of Melbourne's population in under 1 hour

OFFICE DEVELOPMENT – LOBBY

PRECINCT MAP

- Incubator Units
- Industrial
- Office
- Future Development



BIG SPACES

EVEN BIGGER IDEAS

WAREHOUSE AND OFFICE DEVELOPMENT

ARTIST IMPRESSION

PRODUCT AND DESIGN SPECIFICATIONS



Brand new corporate warehouse/office development



Flexible sizes from 5,500 to 11,000 sqm



13.7m internal warehouse entrance



High quality corporate offices/headquarters



Designated bike and car parking



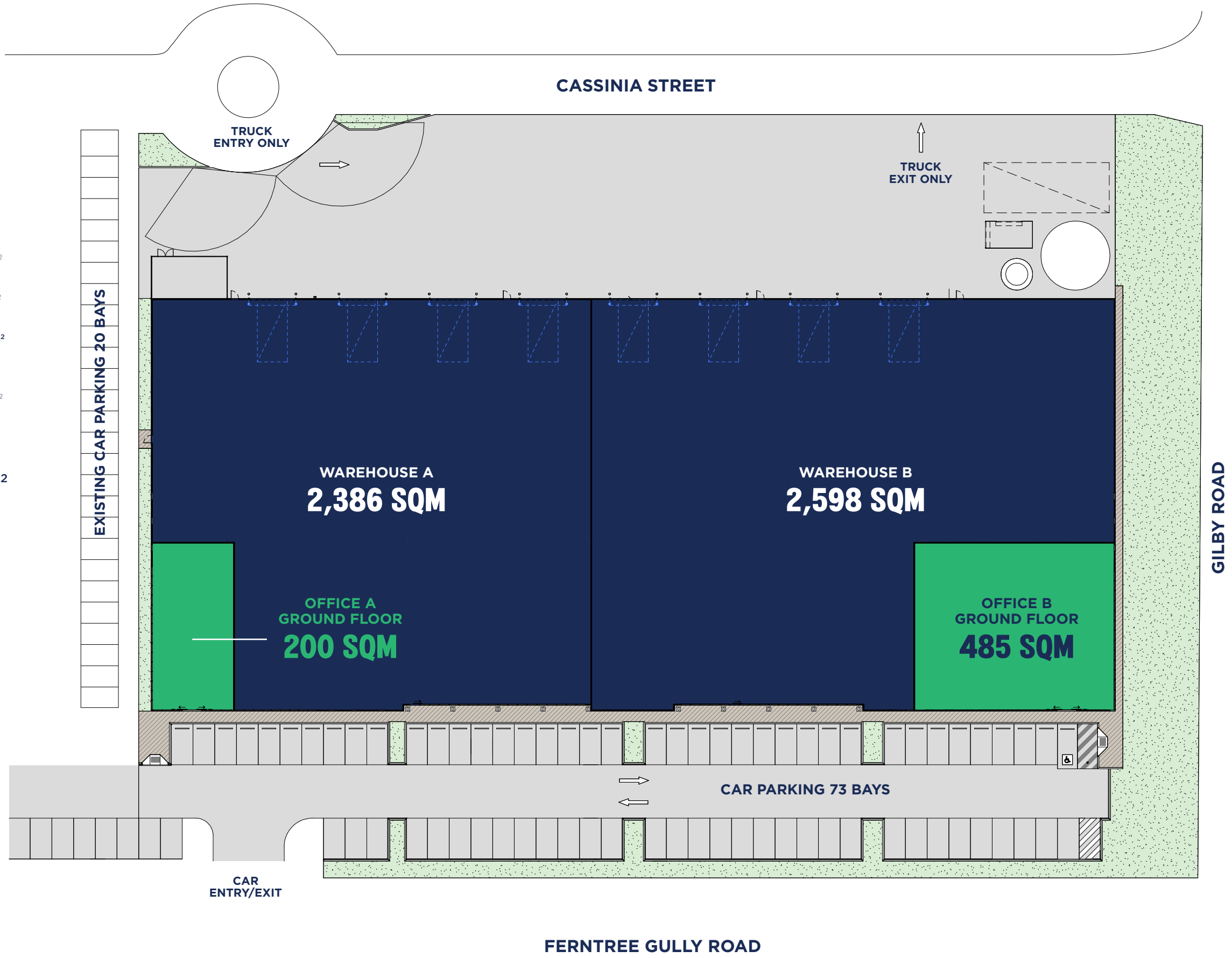
Easy access to major freeways, highways and main roads

GROUND FLOOR

AVAILABILITY

BUILDING A	GLA
Warehouse A	2,386 m ²
Office A - Level 2	1,020 m ²
Office A - Level 1	1,060 m ²
Office A - Ground Floor	200 m ²
TOTAL	4,666 m²

BUILDING B	GLA
Warehouse B	2,598 m ²
Office B - Level 2	1,236 m ²
Office B - Level 1	1,184 m ²
Office B - Ground Floor	485 m ²
TOTAL	5,503 m²



LEVEL 1 AND 2

AVAILABILITY

BUILDING A

Warehouse A	2,386 m ²
Office A - Level 2	1,020 m ²
Office A - Level 1	1,060 m ²
Office A - Ground Floor	200 m ²
TOTAL	4,666 m²

BUILDING B

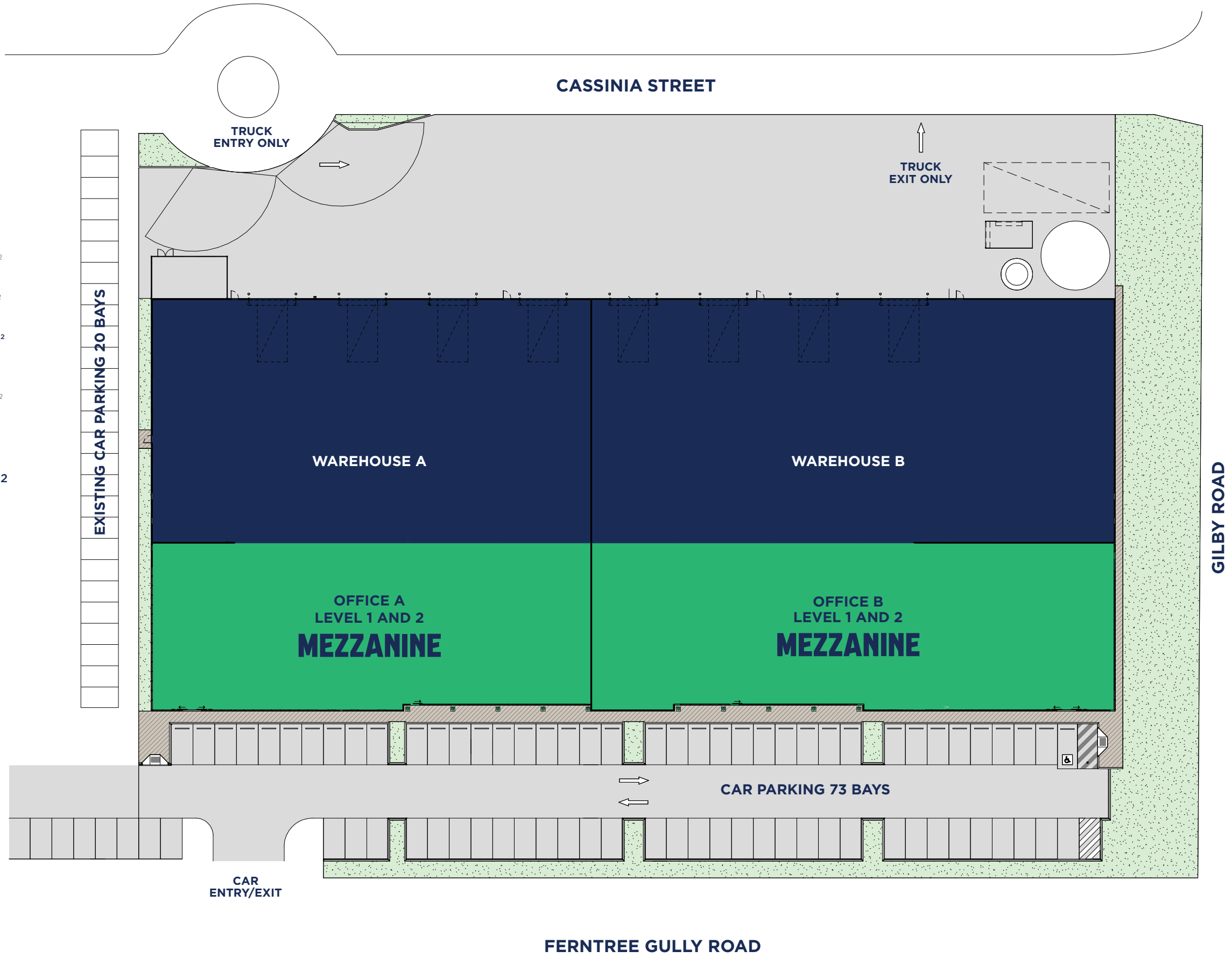
Warehouse B	2,598 m ²
Office B - Level 2	1,236 m ²
Office B - Level 1	1,184 m ²
Office B - Ground Floor	485 m ²
TOTAL	5,503 m²

GLA

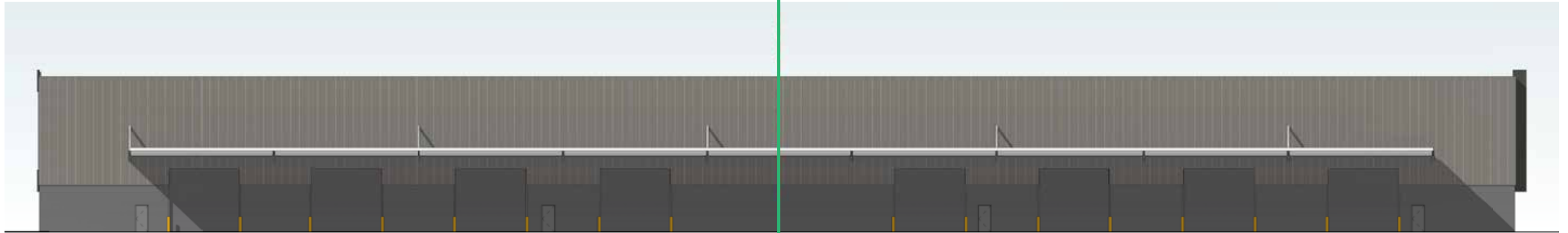
Warehouse A	2,386 m ²
Office A - Level 2	1,020 m ²
Office A - Level 1	1,060 m ²
Office A - Ground Floor	200 m ²
TOTAL	4,666 m²

GLA

Warehouse B	2,598 m ²
Office B - Level 2	1,236 m ²
Office B - Level 1	1,184 m ²
Office B - Ground Floor	485 m ²
TOTAL	5,503 m²



ELEVATIONS



NORTH ELEVATION

WAREHOUSE 1B

WAREHOUSE 1A



SOUTH ELEVATION

WAREHOUSE 1A

WAREHOUSE 1B

ELEVATIONS



EAST ELEVATION

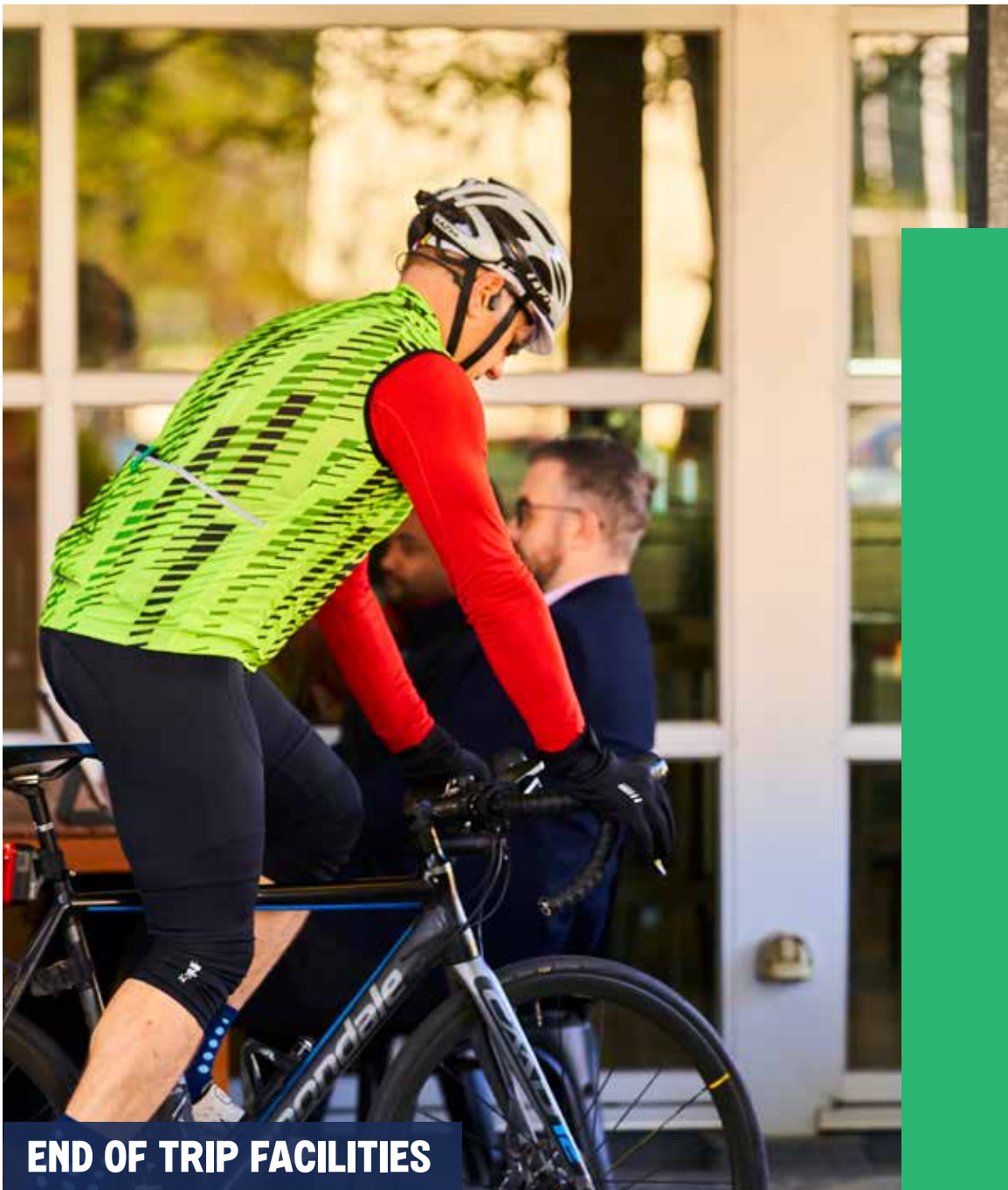


WEST ELEVATION

URBAN ACRES UNITES GREEN SPACES AND A GREEN VISION

This is a precinct with a distinct green vision, sustainable practices and a mission to reuse the existing buildings onsite.

Our development ethos is to reuse, reimagine and revive the existing, current built form.



END OF TRIP FACILITIES



ROOFTOP BEES



Development targeting 5 star green star



High quality landscaping featuring native trees



Electric Vehicle Charging



End of trip facilities



Water management and usage monitoring



Smart Meters



Capacity for solar generated energy in all new buildings



Distributed rainwater harvesting system



LED Lighting & Light Sensors

IT'S A DESTINATION, NOT AN OBLIGATION.

Start and end your day at Urban Acres, where Cafe Axxess and Good Start Early Learning are your neighbours.

Curating a community beyond the 9-5

Future amenity includes a brewery, hotel, community events and much, much more. When we say watch this space, we mean it.



CHILDCARE



COMMUNITY EVENTS



CAFE AXCESS



FUTURE HOSPITALITY

URBAN GYM



ARTIST IMPRESSION



RESTAURANT

ARTIST IMPRESSION

CAFE



ARTIST IMPRESSION



PETER MCDONALD AND GEORGINA MALSEED

PROUDLY DEVELOPED BY GATEWAY CAPITAL.



BROUGHT TO YOU BY GATEWAY CAPITAL

Urban Acres is owned and managed by Gateway Capital, an Australian based investment manager, working largely in the industrial and logistics sectors.

Gateway Capital has a keen focus on tenant relationships and a deep understanding of market dynamics. That means they can work flexibly, providing a range of space solutions to meet the needs of your business.

\$800 m+

Assets Under Management

\$600 m+

Development Pipeline





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Nose to Tail

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